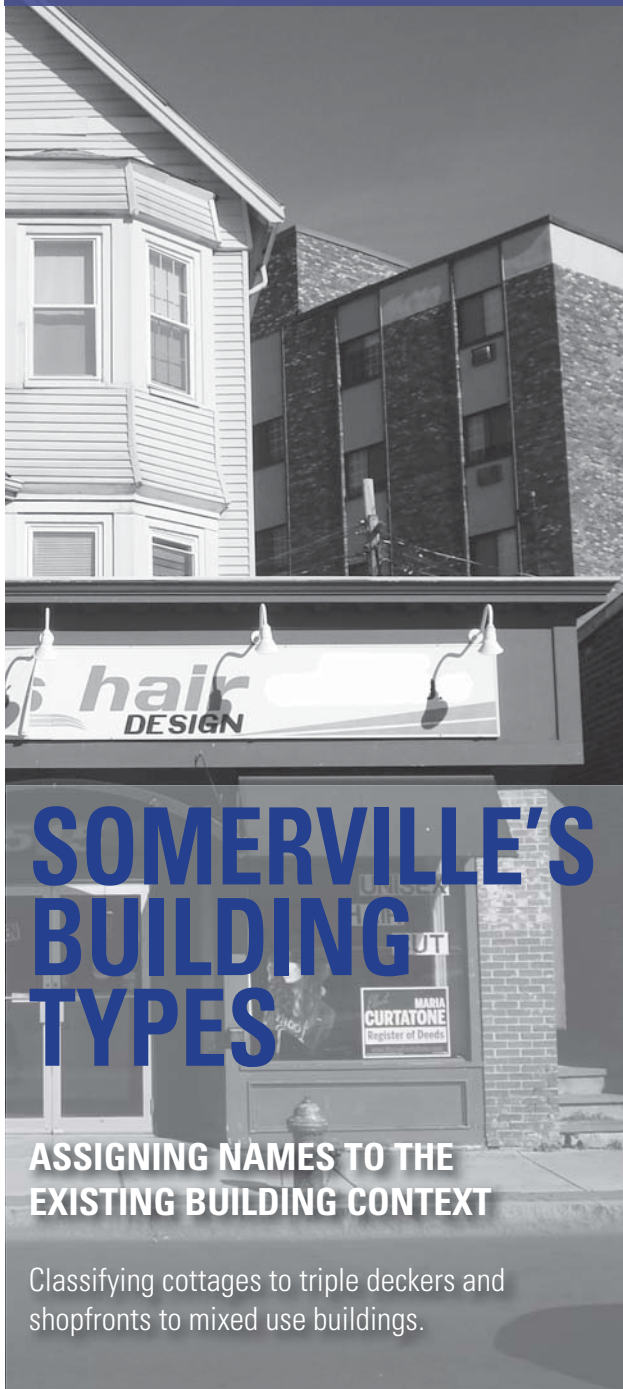


# ZONING OVERHAUL



## SOMERVILLE'S BUILDING TYPES

### ASSIGNING NAMES TO THE EXISTING BUILDING CONTEXT

Classifying cottages to triple deckers and  
shopfronts to mixed use buildings.

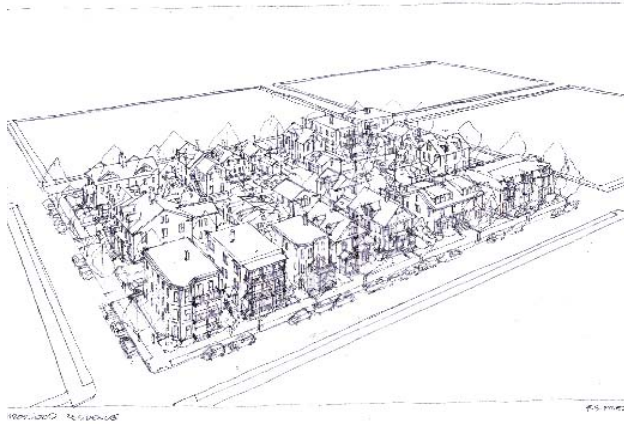
“ ...a new approach  
that puts urban  
design front and  
center in a predictable  
system of regulation based  
on desired urban form.

---

Joel Russell, Form-Based  
Codes Institute

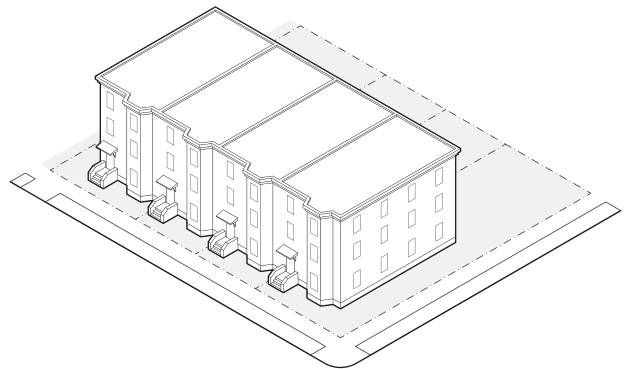
## YEARS OF STUDY

The new Somerville Zoning Ordinance is based upon building types. The code provides 17 building types, each of which are permitted in one or more zoning districts, where they will fit into the existing character of current neighborhoods or transform new neighborhoods.



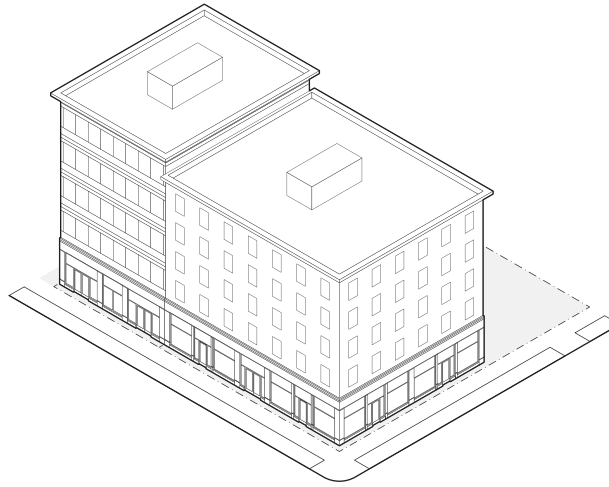
## RESIDENTIAL BUILDING TYPES

The code names 11 residential building types that provide residential living in houses and apartment buildings that fit into different neighborhoods.



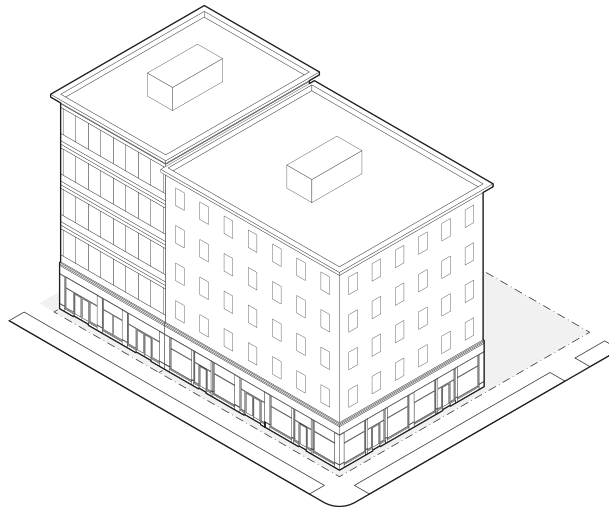
## MIXED USE BUILDING TYPES

Mixed use building types include two or more uses. Examples include retail and residential, retail and commercial, and commercial and residential. Usually there's neighborhood-serving retail on the first floor.



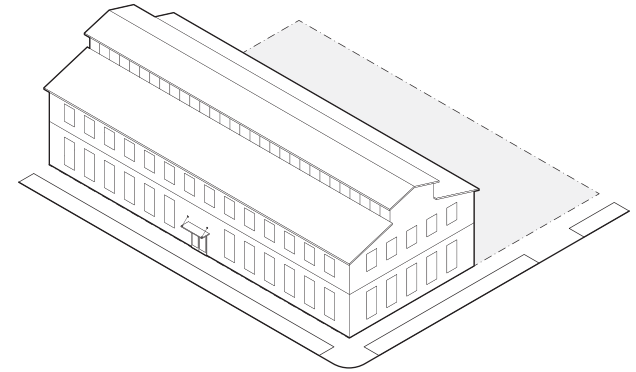
## COMMERCIAL BUILDING TYPES

Commercial building types will provide employment opportunities with offices and research labs. Many also include retail activity.



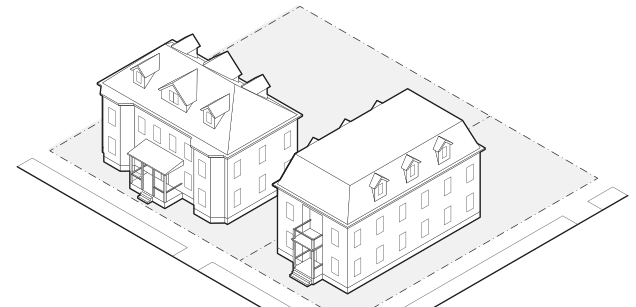
## BUILDING TYPES FOR ARTISTS & INDUSTRY

There are two building types, production buildings and fabrication lofts, that are designed to encourage uses by the arts and the creative industries.



## FROM NONCONFORMING TO CONFORMING

Over 99% of the residentially zoned houses do not conform with the requirements of the current zoning ordinance and the current ordinance makes it difficult for homeowners to make changes to their homes. New houses don't necessarily match the context of what is around them. The new code helps make sure that new houses fit with the old houses around them, allows old houses to adapt without complicated reviews, and still permits architectural creativity.



**CONTACT US**  
**CITY OF SOMERVILLE**

[planning@somervillema.gov](mailto:planning@somervillema.gov)

[www.somervillema.gov/zoning](http://www.somervillema.gov/zoning)



**Mayor**  
**Joseph A. Curtatone**

**STRATEGIC  
PLANNING &  
COMMUNITY  
DEVELOPMENT**